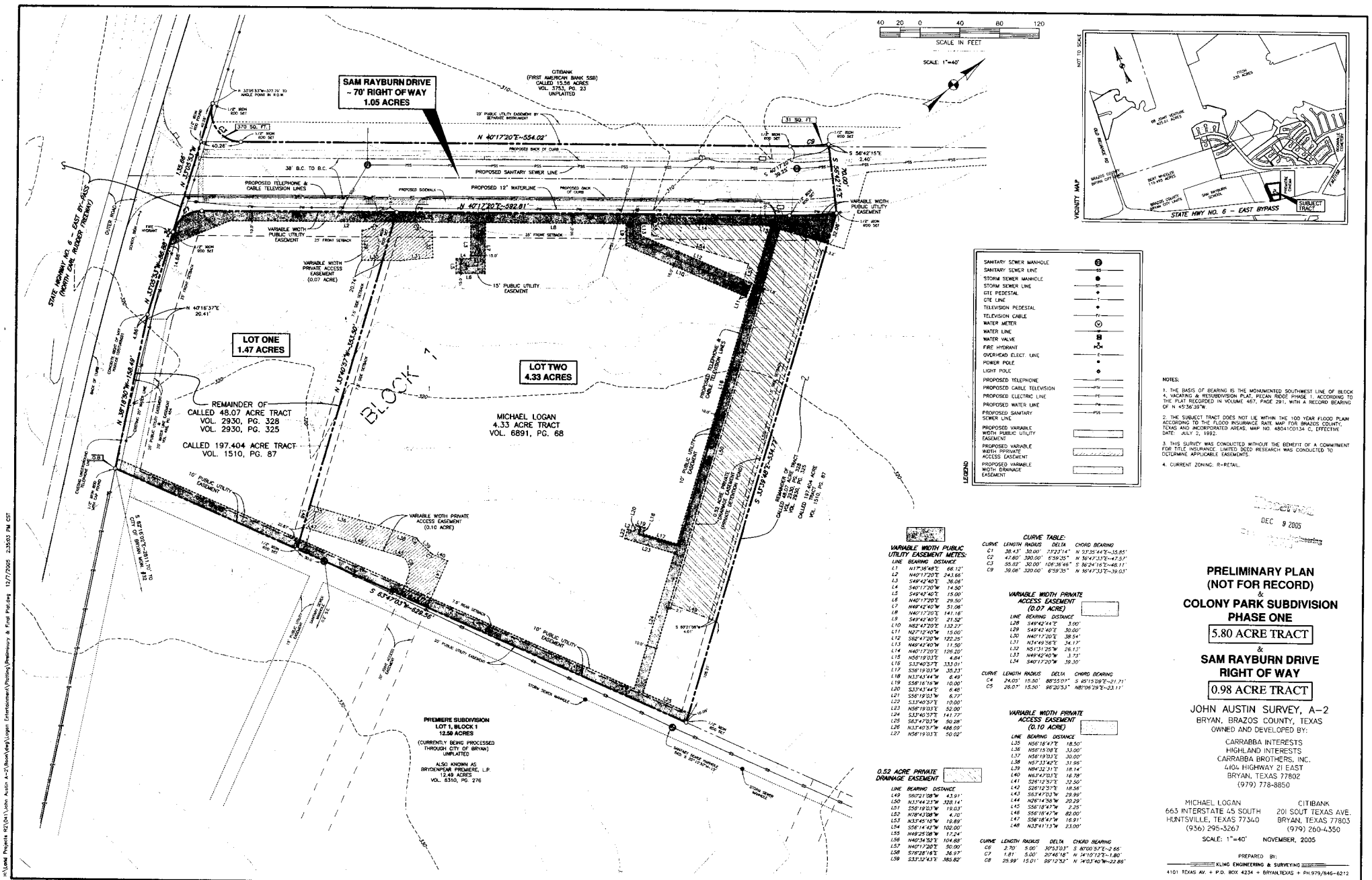

LEGEND	
SANITARY SEWER MANHOLE	S
SANITARY SEWER LINE	SS
STORM SEWER MANHOLE	
STORM SEWER LINE	ST
GTE PEDESTAL	
GTE LINE	T
TELEVISION PEDESTAL	
TELEVISION CABLE	TV
WATER METER	W
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	E
POWER POLE	
LIGHT POLE	
PROPOSED TELEPHONE	PT
PROPOSED CABLE TELEVISION	PTV
PROPOSED ELECTRIC LINE	PE
PROPOSED WATER LINE	PW
PROPOSED SANITARY SEWER LINE	PSS
PROPOSED VARIABLE WIDTH PUBLIC UTILITY EASEMENT	
PROPOSED VARIABLE WIDTH PRIVATE ACCESS EASEMENT	
PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT	

NOTES:

1. THE BASIS OF BEARING IS THE MONUMENTED SOUTHWEST LINE OF BLOCK 4, VACATING & RESUBDIVISION PLAT, PECAN RIDGE PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 467, PAGE 291, WITH A RECORD BEARING OF N 45°36'39"W
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0134 C, EFFECTIVE DATE: JULY 2, 1992.
3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LIMITED DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
4. CURRENT ZONING: R-RETAIL.

RECEIVED
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Planning

VARIABLE WIDTH PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	N17°36'48"E	66.12'
L2	N40°17'20"E	243.86'
L3	S49°42'40"E	36.06'
L4	S40°17'20"W	14.50'
L5	S49°42'40"E	15.00'
L6	N40°17'20"E	29.50'
L7	N49°42'40"W	51.06'
L8	N40°17'20"E	141.16'
L9	S49°42'40"E	21.52'
L10	N62°47'20"E	132.27'
L11	N27°12'40"W	15.00'
L12	S62°47'20"W	122.25'
L13	N49°42'40"W	11.50'
L14	N40°17'20"E	126.20'
L15	N56°19'03"E	6.84'
L16	S33°40'57"E	333.01'
L17	S56°19'03"W	35.23'
L18	N33°43'44"W	6.49'
L19	S56°16'16"W	10.00'
L20	S33°43'44"E	6.48'
L21	S56°19'03"W	6.77'
L22	S33°40'57"E	10.00'
L23	N56°19'03"E	52.00'
L24	S33°40'57"E	141.77'
L25	S63°47'03"W	50.28'
L26	N33°40'57"W	486.09'
L27	N56°19'03"E	50.02'

0.52 ACRE PRIVATE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L49	S60°21'08"W	43.91'
L50	N13°44'23"W	528.14'
L51	S56°19'03"W	19.03'
L52	N28°43'08"W	4.70'
L53	N33°45'16"W	10.89'
L54	S56°14'42"W	102.00'
L55	N48°25'08"W	17.24'
L56	N40°34'53"E	104.88'
L57	N40°17'20"E	50.00'
L58	S78°28'16"E	36.97'
L59	S33°32'43"E	385.82'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.43'	30.00'	73°23'14"	N 53°35'44"E~35.85'
C2	47.60'	390.00'	6°59'35"	N 16°47'33"E~47.57'
C3	55.62'	30.00'	106°16'46"	S 36°24'16"E~48.11'
C9	39.06'	320.00'	6°59'35"	N 16°47'33"E~39.03'

VARIABLE WIDTH PRIVATE ACCESS EASEMENT (0.07 ACRE)

LINE	BEARING	DISTANCE
L28	S49°42'44"E	3.00'
L29	S49°42'40"E	30.00'
L30	N40°17'20"E	38.54'
L31	N34°49'36"E	34.17'
L32	N51°31'25"W	26.13'
L33	N49°42'40"W	3.73'
L34	S40°17'20"W	39.36'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	24.05'	15.50'	88°55'07"	S 45°15'09"E~21.71'
C5	26.07'	15.50'	96°20'53"	N87°06'29"E~23.11'

VARIABLE WIDTH PRIVATE ACCESS EASEMENT (0.10 ACRE)

LINE	BEARING	DISTANCE
L35	N56°18'47"E	18.50'
L36	N56°15'08"E	33.00'
L37	N56°19'03"E	30.00'
L38	N57°33'42"E	31.96'
L39	N84°32'31"E	18.14'
L40	N63°47'03"E	16.78'
L41	S26°12'57"E	32.50'
L42	S26°12'57"E	18.56'
L43	S63°47'03"W	29.99'
L44	N26°14'26"W	20.29'
L45	S56°18'47"W	2.25'
L46	S56°18'47"W	82.00'
L47	S56°18'47"W	16.91'
L48	N33°41'13"W	23.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C6	2.70'	5.00'	30°53'03"	S 40°00'57"E~2.66'
C7	1.81'	5.00'	20°46'18"	N 74°10'12"E~1.80'
C8	25.99'	15.01'	99°12'32"	N 74°03'40"W~22.86'

PRELIMINARY PLAN
(NOT FOR RECORD)
&
COLONY PARK SUBDIVISION
PHASE ONE
5.80 ACRE TRACT
&
SAM RAYBURN DRIVE
RIGHT OF WAY
0.98 ACRE TRACT

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:

CARRABBA INTERESTS
HIGHLAND INTERESTS
CARRABBA BROTHERS, INC.
4104 HIGHWAY 21 EAST
BRYAN, TEXAS 77802
(979) 778-8850

MICHAEL LOGAN
663 INTERSTATE 45 SOUTH
HUNTSVILLE, TEXAS 77340
(936) 295-5267

CITIBANK
201 SOUT TEXAS AVE.
BRYAN, TEXAS 77803
(979) 260-4350

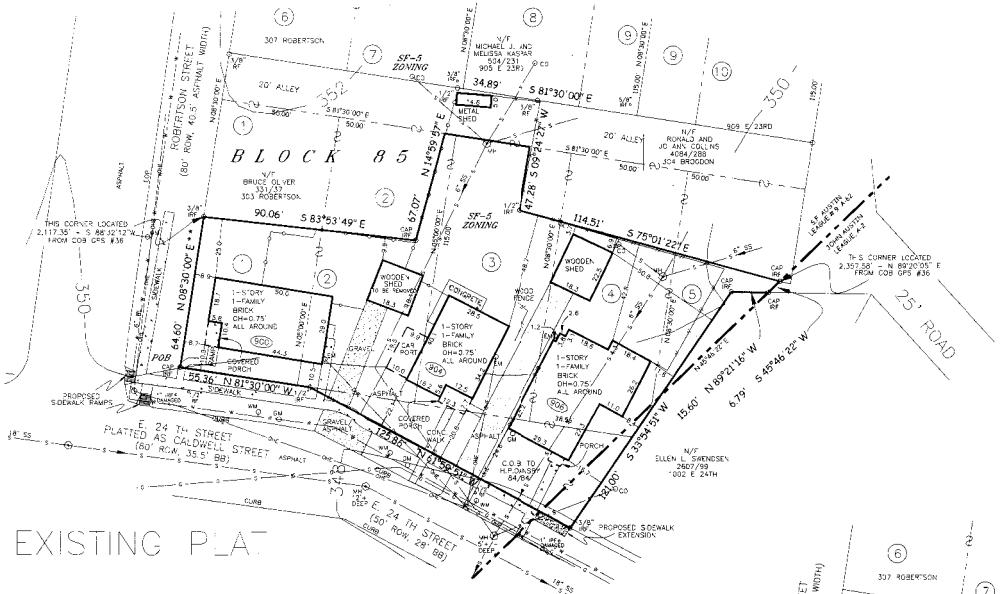
SCALE: 1"=40' NOVEMBER, 2005

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects\02\041\John Austin A-2\Book\Dwg\Logan Entertainment\Plotting\Preliminary & Final Plat.dwg 12/7/2005 2:35:03 PM CST

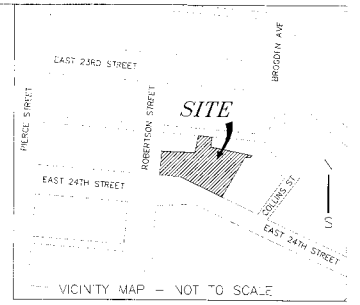
PP05-30 #1



NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 0.4682 ACRES
4. BEARING BASE IS ORIGINAL "TOWNSITE"
5. BASE LINE IS NOTED WITH " "
6. COMMITMENT REF: LAWYERS TITLE COMPANY OF # 27417 (DATED: JAN 19, 2005).
7. EXISTING STRUCTURES ARE GRANDFATHERED. HOWEVER PUES AND BSs WILL BE ENFORCED WHEN THESE STRUCTURES ARE REBUILT
8. BUILDING SETBACK LINES BY CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE
9. NO PORTION OF THIS PROPERTY LIES WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP 480411 C 0133 C, DATED JULY 2, 1992)
10. PROPOSED SIDEWALK EXTENSION AND RAMP SHALL CONFORM TO COB DETAILS AND TAS.
11. ALL SANITARY SEWER LINES SHOWN ON EXISTING PLAT ARE EXISTING.

AREA	
	ACRES
BLOCK 85	0.4001
CALDWELL STREET	0.0668
JOHN AUSTIN LEAGUE	0.0012
TOTAL	0.468±

LEGEND
- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MOC = MARK ON CONCRETE
- S = SET
- F = FOUND
- FP = FENCE POST
- FC = FENCE CORNER
- ROW = RIGHT OF WAY
- BBB = BACK TO BACK OF CURB
- BL = BUILDING LINE
- PUE = PUBLIC UTILITY EASMT
- ESE = ELECTRICAL EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PAE = PARKING/ACCESS EASMT
- ET = ELECTRIC TRANSFORMER
- E = ELECTRICAL
- PP = POWER POLE
- LP = LIGHT POLE
- MH = MANHOLE
- CO = CLEAN OUT
- G = GAS
- W = WATER
- WV = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- TP = TELEPHONE PEDESTAL
- TV = CABLE TV
- M = MITER/MARKER
- AC = AIR CONDITIONER
- OH = OVERHANG
- EOP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- PE = PEDESTRIAN ACCESS
- IV = IRRIGATION VALVE
- (M) = MEASURED
- (R) = RECORDED



N
SCALE: 1" = 25'
0 25 FT
S

METES & BOUNDS DESCRIPTION
0.4682-ACRE TRACT

BEING A 0.4682-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE # 9, ABSTRACT 62 AND IN THE JOHN AUSTIN LEAGUE, ABSTRACT 2, BRAZOS COUNTY, TEXAS, AND BEING PARTS OF LOTS 1, 2, 3, 4, & 5, BLOCK 85, BRYAN ORIGINAL TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME "-", PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND A PART OF THE ADJOINING CALDWELL STREET DESCRIBED IN DEED RECORDED IN VOLUME 84, PAGE 84, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND A PART OF SAID ADJOINING JOHN AUSTIN LEAGUE AND FURTHERMORE SAID 0.4682-ACRE TRACT ALSO BEING THE AGGREGATE OF TRACTS 3, 4, 5 AND 7 DESCRIBED IN DISTRIBUTION DEED RECORDED IN VOLUME 6025, PAGE 129, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND FURTHERMORE SAID 0.4682-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF ROBERTSON STREET AND THE NORTHERLY RIGHT OF WAY LINE OF EAST 24 TH STREET (PLATTED AS CALDWELL STREET), SAID ROD ALSO MARKING THE WESTERNMOST CORNER OF SAID BLOCK 85;

THENCE N 08°30'00" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF ROBERTSON STREET WHICH IS THE WESTERLY BOUNDARY LINE OF LOT 1, SAID BLOCK 85, FOR A DISTANCE OF 64.60' TO A 3/8" IRON ROD FOUND;

THENCE S 83°53'49" E, THROUGH LOTS 1 AND 2, SAID BLOCK 85, FOR A DISTANCE OF
90.06' TO A CAPPED IRON ROD FOUND;

THENCE N 14°59'57" E, THROUGH LOT 2, BLOCK 85, TO THE SOUTH LINE OF A 20'-
WIDE ALLEY, FOR A DISTANCE OF 46.94' TO A 1/2" IRON ROD SET;

THENCE S 81°30'00" E, ALONG THE SAID SOUTH LINE OF THE ALLEY, TO THE WEST LINE OF THE RONALD AND JO ANN COLLINS TRACT DESCRIBED IN DEED RECORDED IN VOLUME 504, PAGE 231, DEED RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 36.85' TO A 1/2" IRON ROD SET;

THENCE S 09°24'27" W, THROUGH LOT 3, BLOCK 85, ALONG THE WESTERLY BOUNDARY LINE OF THE SAID COLLINS TRACT, FOR A DISTANCE OF 27.27' TO A 1/2"
IRON ROD FOUND;

THENCE S 75°01'22" E, THROUGH LOTS 3, 4 AND 5, BLOCK 85, ALONG THE SOUTHERLY BOUNDARY LINE OF THE SAID COLLINS TRACT, TO THE LINE BETWEEN THE S. F. AUSTIN LEAGUE AND THE JOHN AUSTIN LEAGUE, FOR A DISTANCE OF 114.51' TO A CAPPED IRON ROD FOUND;

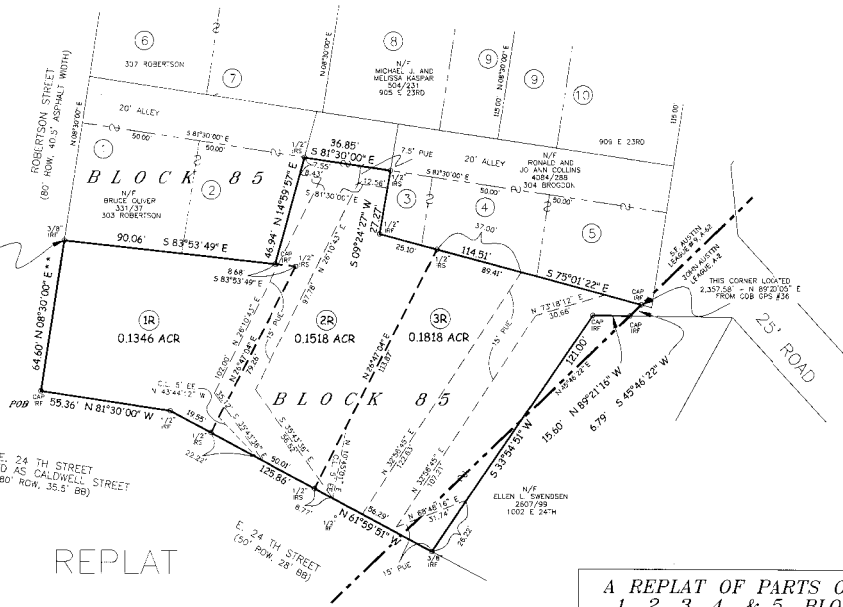
THENCE S 45°46'22" W, ALONG THE SAID LEAGUE LINE TO THE NORTHERLY BOUNDARY LINE OF THE ELLEN L. SWENDSEN TRACT DESCRIBED IN DEED RECORDED IN VOLUME "-002, PAGE 99, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 6.79' TO A CAPPED IRON ROD FOUND;

THENCE N 89°21'16" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID SWENDSEN TRACT, FOR A DISTANCE OF 15.60' TO A CAPPED IRON ROD FOUND;

THENCE S 33°54'51" W, ALONG THE WESTERLY BOUNDARY LINE OF SAID SWENDSEN TRACT, CROSSING THE REFERENCED LEAGUE LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST 24 TH STREET AS ESTABLISHED IN DEED FROM THE CITY OF BRYAN TO H. P. DANSBY RECORDED IN VOLUME 84, PAGE 84, DEED RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 121.00' TO A 3/8" IRON ROD FOUND;

THENCE N 81°55'51" W, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 125.86' TO A 1/2" IRON ROD FOUND;

THENCE N 81°30'00" W, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 65.36' TO THE POINT OF BEGINNING, CONTAINING 0.4682 ACRE OF LAND, MORE OR LESS.



STATE OF TEXAS
COUNTY OF BRAZOS

WE, ROBERT OLSEN AND SARAH OLSEN, OWNERS OF OLSEN SUBDIVISION, BRYAN, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

LIEN-HOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____ 2005.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, _____ PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, _____ CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____ CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE

_____ DAY OF _____, 2005 AND SAME WAS DULY

APPROVED ON THE _____ DAY OF _____, 2005.

CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK, IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE THE _____ DAY OF _____, 2005, IN THE

OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____, PAGE _____

COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

CHRISTIAN A. GALINDO, P.E. R.P.L.S.
DATE: DECEMBER 08, 2005

STATE OF TEXAS · REGISTERED · CHRISTIAN ANZE GALINDO · 4473 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS · REGISTERED · CHRISTIAN A. GALINDO · 53425 · PROFESSIONAL ENGINEER

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

OWNER/DEVELOPER:
ROBERT OLSEN
RELIAN' INVESTIGATIVE GROUP LLC
207 N. MAIN, SUITE A
BRYAN, TX 77803
TEL: (979) 822-8383
FAX: 822-7823

A REPLAT OF PARTS OF LOTS 1, 2, 3, 4, & 5, BLOCK 85 BRYAN ORIGINAL TOWNSITE, AND A PART OF THE JOHN AUSTIN LEAGUE, A-2, AND A PART OF CALDWELL STREET BRYAN, BRAZOS COUNTY, TEXAS

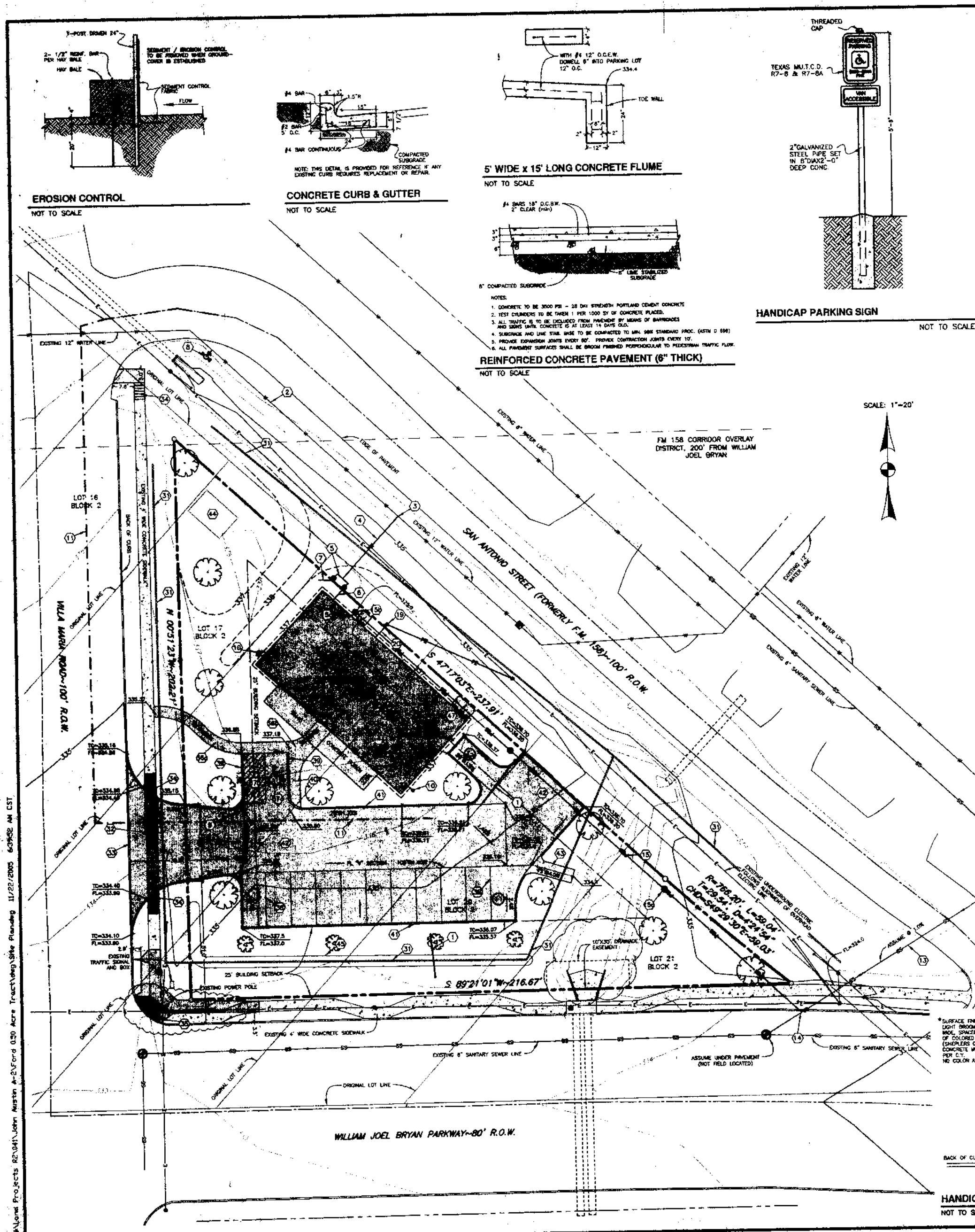
0.4682 ACRE

Received
DEC 9 2005
Development & Engineering Services

DATE: NOVEMBER 16, 2005
DESIGNED BY: ACA
APPROVED BY: CAG
REVISIONS: DECEMBER 08, 2005

PROJECT 29-05
SHEET 1 OF 1

LG RP05-28 #2



LANDSCAPE ANALYSIS

DEVELOPED AREA:
10,188 SQ. FT.

17% OF DEVELOPED AREA:
= 1,732 SQ. FT. REQUIRED

PROVIDED:
6 – 2" LIVE OAKS @ 225 SQ. FT. (EACH) = 1350
5 – 2" LIVE OAKS IN 5 END ISLANDS (NOT INCLUDED IN ANALYSIS)

4 – CRAPE MYRTLE @ 100 SQ. FT. (EACH) = 400

THEREFORE: 1750 > 1732 SQ. FT.

TWO HOSE BIB LOCATIONS HAVE BEEN PROVIDED.

IRRIGATION SYSTEM TO BE PROVIDED BY OTHERS.

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
2,520 sq. ft. OFFICE BUILDING

NEW REQUIRED PARKING:
9..... 1 SPACE PER 300 sq. ft. GENERAL OFFICE BUILDING
9........TOTAL

NEW PROVIDED PARKING:
12..... STRAIGHT IN PARKING
1...... HANDICAP PARKING
13........TOTAL

GENERAL NOTES

1. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA, WHETHER SHOWN ON PLANS OR NOT AT LEAST 48 HRS. PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES.

2. ALL ITEMS TO BE REMOVED DURING CLEARING AND GRUBBING – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL, ALL EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY OWNER. ALL DEBRIS MUST BE DISPOSED OF OFF SITE.

3. ALL FILL, SUBGRADE, AND BASE MATERIALS SHALL BE COMPACTED TO 98% STD. IN AREAS TO BE PAVED. ALL OTHER AREAS TO 95% STD. – TO EXCLUDE BUILDING.

4. ALL DISTANCES ARE MEASURED PARALLEL AND PERPENDICULAR TO PROPERTY LINES. DISTANCES AND RADII ARE CALLED TO BACK OF CURB.

5. ALL SITE WORK TO BE DONE IN CONFORMANCE WITH THE CITY OF BRYAN STANDARD SPECIFICATIONS FOR WATER & SEWER, STREETS & DRAINAGE.

6. ASSURE POSITIVE DRAINAGE FROM BUILDING TO STREET, DITCH FLOWS, AND PARKING LOT. ALL CONCRETE PAVEMENT SHALL HAVE POSITIVE DRAINAGE TO LOW POINT (EXCLUDING BIRD BATHS).

7. ALL CONCRETE CURBING & PAVING TO BE CONSTRUCTED WITH 3500 PSI – 28 DAY STRENGTH PORTLAND CEMENT CONCRETE.

8. PRIOR TO GRADING OPERATIONS, PAVEMENT CONTRACTOR IS TO STRIP THE FIRST 4" OF SOIL. CONTRACTOR SHALL PROOF ROLL THE ENTIRE SITE AND REMOVE ANY UNSTABLE MATERIAL ACC'D. TO TxD.O.T. SPECIFICATION ITEM # 216. SELECT FILL IS TO BE USED IN REPLACING OBJECTIONABLE MATERIAL.

9. "TxDOT STD. SPECS" OR "AS PER TxDOT ITEM ###" REFERS TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES. THIS DOCUMENT MAY BE OBTAINED THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION.

10. ALL SIGNAGE WILL NEED TO MEET THE REQUIREMENTS OF THE CITY OF BRYAN SIGN ORDINANCE.

11. THE OWNER WILL REQUEST A VARIANCE FROM THE STANDARD 15.0' REAR SETBACK TO A 4' SETBACK.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

13. BASED ON A CONVERSATION WITH KEVIN RUSSELL AND IN CONSIDERATION OF THE 100' R.O.W. ON SAN ANTONIO STREET, A 4' SETBACK IS PROVIDED.

14. THIS PROPERTY LIES WITHIN THE FM 158 CORRIDOR OVERLAY DISTRICT.

15. KEYNOTE 8, FIRE HYDRANT MUST BE INSTALLED PRIOR TO BUILDING PERMIT BEING ISSUED.

LEGEND

MANHOLE
SANITARY SEWER LINE
WATER METER
WATER LINE
WATER VALVE
FIRE HYDRANT
GAS METER
GAS LINE
TELEPHONE PEDESTAL
TELEPHONE LINE
POWER POLE
LIGHT POLE
UNDERGROUND ELECT. LINE
OVERHEAD ELECT. LINE
WOOD FENCE (& FENCE CORNER)
CHAIN LINK FENCE
WIRE FENCE
PROPOSED BUILDING
KEY NOTE
FLOW DIRECTION ARROW
PARKING SPACE NUMBER
EXISTING CONTOUR
PROPOSED SANITARY SEWER LINE
PROPOSED WATER LINE
PROPOSED ELECTRIC LINE
PROPOSED TELEPHONE LINE

SITE SPECIFIC NOTES

1. TITLE APPEARS TO BE VESTED IN JIMMY D. FORD, and wife, LINDA FORD BY VIRTUE OF DEED RECORDED IN VOLUME 1204, PAGE 115 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING PARTS OF LOTS 17, 18, 19, 20, & 21, BLOCK 2 OF WILSON HEIGHTS ADDITION, VOL. 38, PG. 308.

2. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE CENTRAL ZONE.

3. BASIS OF ELEVATIONS THE CITY OF BRYAN G.P.S. MONUMENT No. 33 SET IN 1997 BY STRONG SURVEYING. CALLED ELEVATION: 339.05'

4. CURRENT ZONING IS C: COMMERCIAL

5. CURRENT USE – VACANT

6. PROPOSED USE & IMPROVEMENTS: 36'x70' OFFICE BUILDING.

7. THIS LOT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO's. 48041C0133C & 48041C0134C. EFFECTIVE DATE: JULY 2, 1992.

8. GROSS LOT ACREAGE IS 0.50 ACRES.

9. THE FOLLOWING BUILDING SETBACKS APPLY (ACCORDING TO SITE DEVELOPMENT REVIEW ORDINANCE NO. 1413):

FRONT: 25'
SIDE: 7.5'
SIDE (ARTERIAL) STREET: 25'
SIDE (COLLECTOR) STREET: 15'
REAR: 7.5'

10. THE BUILDINGS SHALL MEET THE STATE OF TEXAS ACCESSIBILITY STANDARDS AND THE 2000 INTERNATIONAL CODES, THAT INCLUDES THE ENERGY CONSERVATION CODE.

11. A DRAINAGE REPORT WILL BE PROVIDED, BUT NOT WITH THIS SUBMITTAL.

12. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, TELEPHONE, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY KLING ENGINEERING AND SURVEYING FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT POSITIONS.

13. MATERIALS AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, WITH THE FOLLOWING EXCEPTIONS:

1.) TYPE II MARKING MATERIALS NEED NOT BE PURCHASED FROM THE DEPARTMENT, AND

2.) GLASS BEADS MAY BE OMITTED. MARKING MATERIAL SHALL BE TYPE II PAINT-TYPE MATERIAL.

14. PARKING LOT CONCRETE SHALL MEET THE FOLLOWING SPECIFICATIONS:

a. CONCRETE TO BE 4000 PSI – 28 DAY STRENGTH PORTLAND CEMENT CONCRETE
b. TEST CYLINDERS TO BE TAKEN 1 PER 1000 SY OF CONCRETE PLACED.
c. ALL TRAFFIC IS TO BE EXCLUDED FROM PAVEMENT BY MEANS OF BARRICADES AND SIGNS UNTIL CONCRETE IS AT LEAST 14 DAYS OLD.
d. SUBGRADE AND LIME STAB. BASE TO BE COMPACTED TO MIN. 98% STANDARD PROC. (ASTM D 698).

15. EXPANSION JOINTS SHALL BE INSTALLED AT 50' SPACING BEGINNING AT SPACE 1 AND PROCEEDING EAST. THE EXPANSION JOINT SHALL CROSS THE FULL PAVEMENT WIDTH (43'). CONTRACTION JOINTS SHALL BE INSTALLED AT 10' SPACING PARALLEL TO EXPANSION JOINTS AND 1 CONTRACTION JOINT 20' FROM NORTH CURB LINE RUNNING THE ENTIRE LENGTH OF THE PARKING LOT. NO JOINT WILL BE ALLOWED IN THE "V" SECTION FLOWLINE.

16. CONTRACTOR IS TO INSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ONTO ANY PUBLIC STREETS OR LANDS AND IS RESPONSIBLE FOR CLEANUP AFTER EACH DAYS WORK. IF NECESSARY, INSTALL ROCK CONSTRUCTION ENTRANCE.

17. CONTRACTOR IS TO SOLID SOD ALL AREA BETWEEN PARKING LOT AND BUILDING (30' MAX. DIST. FROM BUILDING). CONTRACTOR IS TO HYDROMULCH REMAINING DISTURBED AREA WITH FOLLOWING SEED MIX:

SUMMER-HULLED COMMON BERMUDA GRASS, MIN. 85% PURE LIVE SEED @ 2 lbs. PER 1000 SF.

FERTILIZER: 3-1-2 RATIO FERTILIZER W/ SULFUR & TRACE ELEMENTS @ 8 lbs PER 1000 SF.

HYDROMULCH TO BE "EXCEL FIBERMULCH II W/ TACKIFIER – APPLICATION RATE OF 2500 LBS/ACRE. GRASS SEED AND FERTILIZER INCORPORATED INTO SLURRY.

18. ALL LANDSCAPE PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

19. OWNER TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM B.T.U.

20. DRAINAGE ANALYSIS: TREATING THE ON-SITE CHANNEL AS A DETENTION POND, A POND ANALYSIS WAS PERFORMED TO DETERMINE THE WATER SURFACE ELEVATION ON SITE. THE CONTRIBUTING AREA WAS FOUND TO 15.70 ACRES BASED ON CITY OF BRYAN CONTOURS. USING THIS CONTRIBUTING AREA, THE 100 YEAR WATER SURFACE ELEVATION AT THE UPSTREAM END OF THE CULVERT CROSSING WILLIAM J. BRYAN PARKWAY IS 333.76. THIS ANALYSIS ACCOUNTS FOR PROPOSED CONDITIONS.

KEY NOTES

DEMOLITION

(1) REMOVE BILLBOARD SIGN & POST – COMPACT HOLE TO 95% STANDARD.

WATER

(2) EXISTING 12" WATER LINE – ASSUME 5' BURY.
(3) 2" TAPPING SLEEVE SADDLE TO 12" LINE.
(4) INSTALL 30' OF 2" SERVICE LINE (C-909).
(5) BANK OF 2 METERS:
IRRIGATION METER: 2" LINE TO 1" METER;
DOMESTIC METER: 1" LINE TO 3/4" METER.
(6) INSTALL DOMESTIC WATER LINE TO BUILDING.
(7) CONNECT LAWN IRRIGATION SYSTEM TO IRRIGATION METER – PROVIDE VACUUM BREAK. IRRIGATION SYSTEM DESIGNED BY OTHERS.
(8) INSTALL 6" TAPPING SLEEVE & VALVE WITH STANDARD CITY OF BRYAN FIRE HYDRANT. CONTACT ENGINEERING @ 209-5030 48 HRS PRIOR TO INSTALLATION.
(9) INSTALL 2-30'x4" IRRIGATION SLEEVE; EXTEND 2' BEYOND CURB @ 2' BURY.
(10) INSTALL FROST PROOF HOSE BIB.
(11) VEHICLE LAY OF HOSE DISTANCE: 290'
(12)

SANITARY SEWER

(13) EXISTING 6" SANITARY SEWER LINE – EXACT HORIZONTAL & VERTICAL LOCATION UNKNOWN. POTHOLE 48 HOURS PRIOR TO MAKING 4" SERVICE TAP. NOTIFY ENGINEER AND CITY INSPECTION WHEN LINE IS LOCATED.
(14) 4" SERVICE TAP – ASSUMED FL: 324.0. REMOVE & REPLACE SIDEWALK AS REQUIRED.
(15) INSTALL 217' OF 4" PRIVATE SEWER LINE @ ~0.46%.
(5a) INSTALL 4" DOUBLE CLEAN OUT @ EVERY 75'.
(5b) INSTALL 4" DOUBLE CLEAN OUT @ 90° TO BUILDING. ASSUMED FL: 325.0.
(5c) INSTALL APPROX. 2' OF 4" SERVICE LINE TO BUILDING.
(16)
(17)

ELECTRIC

(18) CONTACT BTU FOR EXACT SERVICE ROUTE.
(19) AERIAL ROUTE TO BTU POLE MOUNTED TRANSFORMER.
(20) SERVICE DROP TO BUILDING MOUNTED METER LOCATION.
(21)
(22)

TELEPHONE – CONTACT VERIZON FOR EXACT SERVICE ROUTE, CONDUIT SIZE, AND BURY REQUIREMENTS

(23)
(24)
(25)

GAS – CONTACT ATMOS FOR EXACT SERVICE ROUTE, LINE SIZE, AND BURY REQUIREMENTS

(26)
(27)
(28)

COX COMMUNICATIONS – CONTACT COX @ 774-2506 FOR EXACT SERVICE ROUTE, CONDUIT SIZE, AND BURY REQUIREMENTS

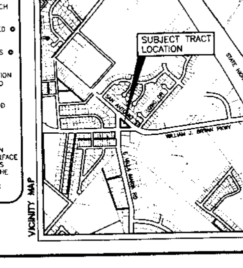
(29)
(30)

SITE

(31) INSTALL 700' OF SILT FENCE – SEE DETAIL. SEDIMENT MUST BE REMOVED PRIOR TO REACHING 1/2 HEIGHT OF THE DEVICE.
(32) REMOVE 36' OF EXISTING 4' WALK TO ACCOMMODATE NEW DRIVEWAY ENTRANCE ONTO VILLA MARIA.
(33) REMOVE 67' OF CURB & GUTTER TO ACCOMMODATE NEW DRIVEWAY ENTRANCE. SEE DETAIL.
** ITEMS 32 & 33 TO BE PERFORMED IN ACCORDANCE WITH TxDOT PERMIT/TRAFFIC CONTROL PLAN. **
(34) INSTALL ADA STRAIGHT CURB RAMP
(35) INSTALL ADA FLARED CORNER CURB RAMP, DEMO EXISTING ADA RAMP. SEE DETAIL.
(36a) INSTALL 35' OF 4' WIDE SIDEWALK @ 4.23%.
(36b) INSTALL 33' OF 4' WIDE SIDEWALK @ 2.0% TO BUILDING.
(37a) HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE TO INCLUDE POLE MOUNTED HANDICAP PARKING SIGN. SEE DETAIL.
(37b) HANDICAP LOADING ZONE – PAVEMENT MARKING ACCORDING TO TAS/ADA.
(38) 4" WIDE PARKING STRIPES (WHITE) 9'x20' TYPICAL.
(39) TRANSITION FROM FLUSH CURB CONDITION @ WALK TO STANDARD CURB @ END OF SPACE (20').
(40) 4' WIDE SIDEWALK – DOWELL TO CURB @ 18" O.C.
(41) STANDARD 6" CURB – SEE DETAIL.
(42) 5" CONCRETE PAVEMENT #4 BARS 12" O.C. EACH WAY. SEE SITE SPECIFIC NOTE #14.
(43) 5' WIDE x 15' LONG CONCRETE FLUME @ 4.0%. FL @ PARKING LOT: 335.0, FL @ HIGH BANK: 334.4. SEE DETAIL.
(44) 10'x15' AREA ASSIGNED FOR PORTABLE WASH OUT AREA FOR CONCRETE TRUCKS.
(45) 4' WIDE x 2.5' HIGH LANDSCAPE BERM, 140' LONG
(46) REPLACE 3 SECTIONS OF SUNKEN SIDEWALK HAVE TOTAL LENGTH OF 61' (28', 17', 16'). REMOVE EXISTING SIDEWALK AND UNSUITBALE MATERIAL, BRING TO GRADE, AND COMPACT TO 98% STANDARD DENSITY. DOWELL INTO EXISTING WALK WITH #4 BARS @ 12" O.C.

SOLID WASTE – WILL BE PROVIDED BY ONE 30 GAL. CONTAINER USING CURB SIDE PICK UP.

(47) 4'x8' CONCRETE PAD FOR (2) 30 GAL. CONTAINERS.



VICINITY MAP

KLING ENGINEERING AND SURVEYING
4101 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-8252

SITE PLAN
JIMMY D. FORD
BLOCK 2, WILSON HEIGHTS ADDITION - 0.50 ACRES
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS — B.J. KLING — 22 Nov 05

REVISIONS

DATE	DESCRIPTION
10/12/05	REVISIONS FOR CITY COMMENTS #1
11/22/05	REVISIONS FOR CITY COMMENTS #2

Received
DEC 14 2005
Development & Engineering Services

SCALE:	1"=20'
DRAWN BY:	BLB
APPROVED BY:	SMK
DATE:	05/31/05
FILE:	Site Plan

SHEET
SP-1
OF 2

H:\Land Projects R2\041\John Austin A-2\Ford 0.50 Acre Tract\dwg\Site Plan.dwg 11/22/2005 6:39:52 AM CST

LG SP05-25 #4

GENERAL NOTES AND NOTES FOR SITE REVIEW:

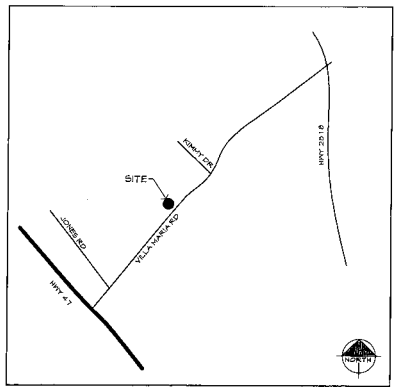
PROPERTY LEGAL DESCRIPTION: A 4.15 ACRE TRACT
T. J. MOOYEN SURVEY, A-54
BRYAN, BRAZOS COUNTY, TEXAS

DEVELOPER AND OWNER: BRYAN DISTRICT OF THE UNITED METHODIST CHURCH
TOMMY LYONS, CHAIR OF DISTRICT TRUSTEES, 936-825-8374
CONGREGATION: ST. LUKE'S UNITED METHODIST CHURCH
PASTOR GARY BAGLE", 979-691-7316

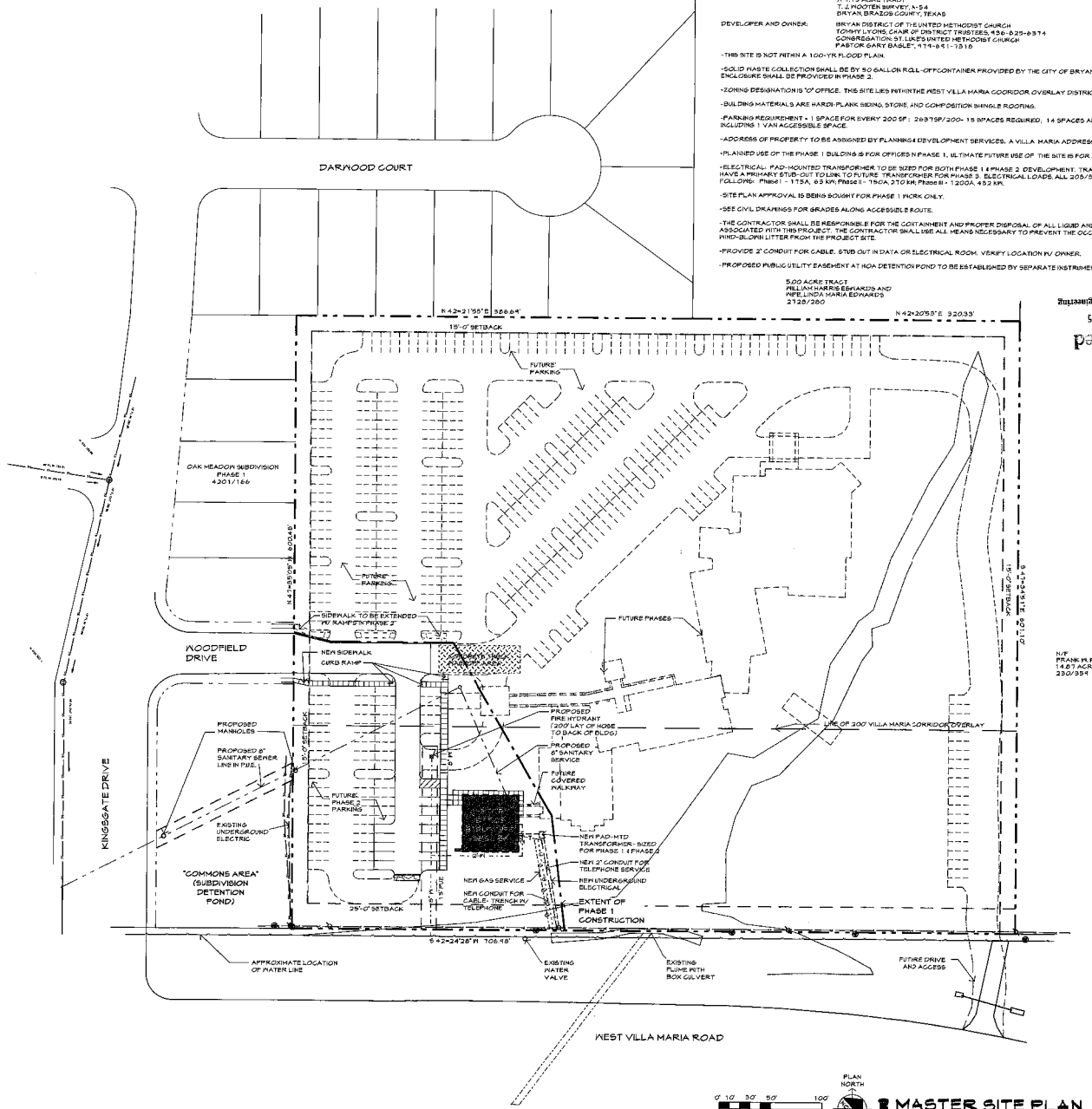
- THIS SITE IS NOT WITHIN A 100-YR FLOOD PLAIN.
- SOLID WASTE COLLECTION SHALL BE BY 90 GALLON ROLL-OFF CONTAINER PROVIDED BY THE CITY OF BRYAN; DUMPSTER AND ENCLOSURE SHALL BE PROVIDED IN PHASE 2.
- ZONING DESIGNATION IS "O" OFFICE. THIS SITE LIES WITHIN THE WEST VILLA MARIA COORIDOR OVERLAY DISTRICT.
- BUILDING MATERIALS ARE HARDI-PLANK SIDING, STONE, AND COMPOSITION SHINGLE ROOFING.
- PARKING REQUIREMENT - 1 SPACE FOR EVERY 200 SF : 2937SF/200= 15 SPACES REQUIRED. 14 SPACES ARE PROVIDED, INCLUDING 1 VAN ACCESSIBLE SPACE.
- ADDRESS OF PROPERTY TO BE ASSIGNED BY PLANNING & DEVELOPMENT SERVICES. A VILLA MARIA ADDRESS IS PREFERRED.
- PLANNED USE OF THE PHASE 1 BUILDING IS FOR OFFICES IN PHASE 1. ULTIMATE FUTURE USE OF THE SITE IS FOR A CHURCH.
- ELECTRICAL: PAD-MOUNTED TRANSFORMER TO BE SIZED FOR BOTH PHASE 1 & PHASE 2 DEVELOPMENT. TRANSFORMER SHALL HAVE A PRIMARY STUB-OUT TO LINK TO FUTURE TRANSFORMER FOR PHASE 3. ELECTRICAL LOADS, ALL 208/3 PHASE, ARE AS FOLLOWS: Phase I - 175A, 63 kW; Phase II - 150A, 270 kW; Phase III - 1200A, 452 kW.
- SITE PLAN APPROVAL IS BEING SOUGHT FOR PHASE 1 WORK ONLY.
- SEE CIVIL DRAWINGS FOR GRADES ALONG ACCESSIBLE ROUTE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURANCE OF WIND-BLOWN LITTER FROM THE PROJECT SITE.
- PROVIDE 2" CONDUIT FOR CABLE. STUB OUT IN DATA OR ELECTRICAL ROOM. VERIFY LOCATION W/ OWNER.
- PROPOSED PUBLIC UTILITY EASEMENT AT HOA DETENTION POND TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

5.00 ACRE TRACT
WILLIAM HARRIS EDWARDS AND
WIFE, LINDA MARIA EDWARDS
2128/280

Received
DEC 14 2005
Development & Engineering Services



2 VICINITY MAP
REF: ALL DRAWINGS NOT TO SCALE



0' 10' 20' 50' 100'
20' 40'
PLAN NORTH

1 MASTER SITE PLAN
REF: SURVEY/CIVIL DRAWINGS SCALE: 1" = 50'-0"

the arkitex STUDIO INCORPORATED
511 University Drive East Suite 201
College Station, Texas 77840
Phone 979/260-2635
Fax 979/846-5224
www.arkitex.com

PHASE I: ADMINISTRATION BUILDING
ST. LUKE'S UMC
BRYAN, TEXAS
WEST VILLA MARIA

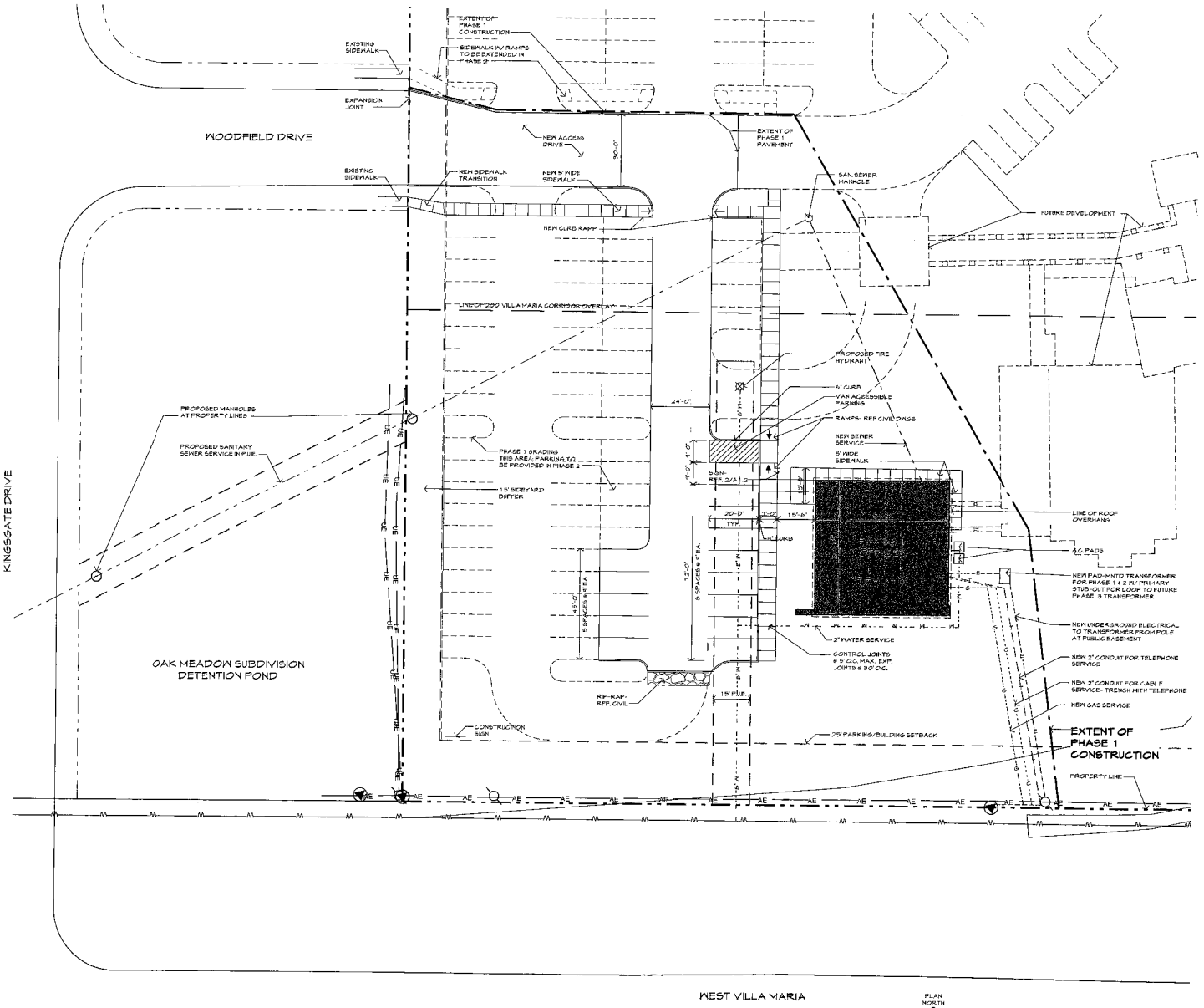
REVISIONS	
NUMBER	DATE
COB SDRC	11/22/05
COB SDRC	12/14/05

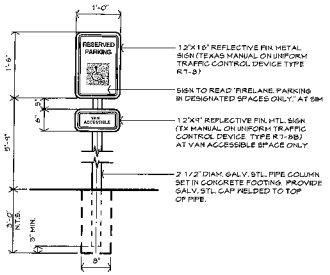
PROJECT NO. 0505
DATE DEC 2005

A1.1

OF 09

#4
BW/LG SPOS 40





2 PARKING SIGN
REF: 1/A1.1 SCALE: 3/4"=1'-0"

1 ENLARGED SITE PLAN
REF: A1.1, CIVIL DWGS SCALE: 1" = 20'-0"

the arkitex STUDIO INCORPORATED
511 University Drive East Suite 201
College Station, Texas 77840
Phone 979/268-2035
Fax 979/846-8224
www.arkitex.com

REGISTERED ARCHITECT STATE OF TEXAS

PHASE I: ADMINISTRATION BUILDING

ST. LUKE'S UMC

BRYAN, TEXAS

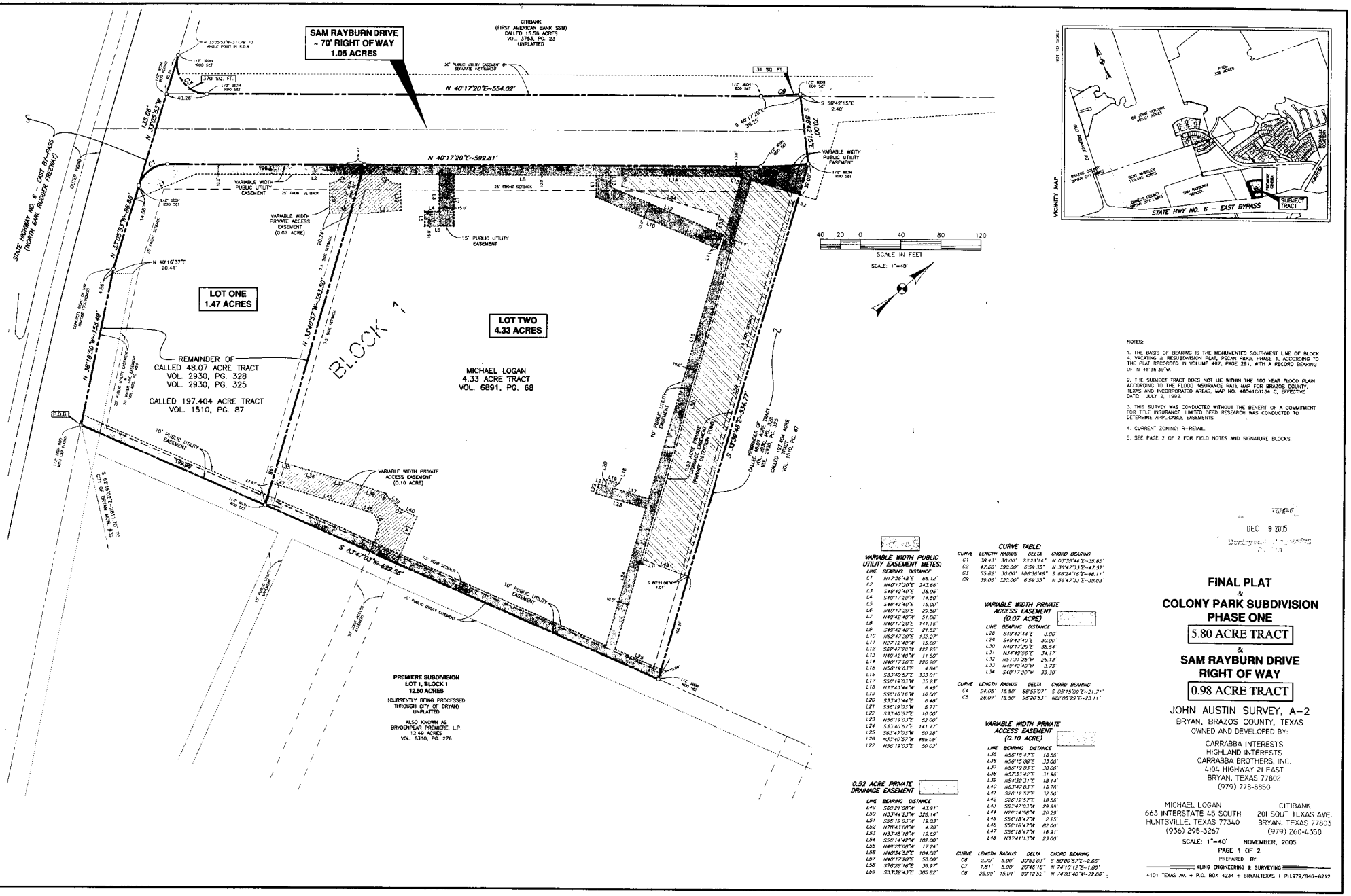
WEST VILLA MARIA

REVISIONS	
NUMBER	DATE
CDB SDRG	11/22/05
CDB SDRG	12/14/05

PROJECT NO. 0505
DATE DEC 2005

A1.2

OF 04



NOTES:

1. THE BASIS OF BEARING IS THE MONUMENTED SOUTHWEST LINE OF BLOCK 4, VACATING & RESUBDIVISION PLAT, PECAN RIDGE PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 467, PAGE 291, WITH A RECORD BEARING OF N 45°36'39"W.

2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0134 C, EFFECTIVE DATE: JULY 2, 1992.

3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LIMITED DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.

4. CURRENT ZONING: R-RETAIL.

5. SEE PAGE 2 OF 2 FOR FIELD NOTES AND SIGNATURE BLOCKS.

DEC 9 2005

VARIABLE WIDTH PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	N17°36'48"E	66.12'
L2	N40°17'20"E	243.66'
L3	S49°42'40"E	36.06'
L4	S40°17'20"W	14.50'
L5	S49°42'40"E	15.00'
L6	N40°17'20"E	29.50'
L7	N49°42'40"W	51.06'
L8	N40°17'20"E	141.16'
L9	S49°42'40"E	21.52'
L10	N62°47'20"E	132.27'
L11	N27°12'40"W	15.00'
L12	S62°47'20"W	122.25'
L13	N49°42'40"W	11.50'
L14	N40°17'20"E	126.20'
L15	N56°19'03"E	4.84'
L16	S33°40'57"E	333.01'
L17	S56°19'03"W	35.23'
L18	N33°43'44"W	6.49'
L19	S56°19'16"W	10.00'
L20	S33°43'44"E	6.48'
L21	S56°19'03"W	6.77'
L22	S33°40'57"E	10.00'
L23	N56°19'03"E	52.00'
L24	S33°40'57"E	141.77'
L25	S63°47'03"W	50.28'
L26	N33°40'57"W	496.09'
L27	N56°19'03"E	50.02'

0.52 ACRE PRIVATE DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L49	S60°21'08"W	43.91'
L50	N33°44'23"W	328.14'
L51	S56°19'03"W	19.03'
L52	N78°43'08"W	4.70'
L53	N33°45'18"W	19.69'
L54	S56°14'42"W	102.00'
L55	N49°25'38"W	17.24'
L56	N40°34'52"E	104.68'
L57	N40°17'20"E	50.00'
L58	S76°28'16"E	36.97'
L59	S33°32'43"E	385.82'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.41'	30.00'	73°23'14"	N 03°35'44"E~35.85'
C2	47.60'	390.00'	6°59'35"	N 36°47'33"E~47.57'
C3	55.82'	30.00'	106°36'46"	S 86°24'16"E~48.11'
C9	39.08'	320.00'	6°59'35"	N 36°47'33"E~39.03'

VARIABLE WIDTH PRIVATE ACCESS EASEMENT (0.07 ACRE)

LINE	BEARING	DISTANCE
L28	S49°42'44"E	3.00'
L29	S49°42'40"E	30.00'
L30	N40°17'20"E	38.54'
L31	N34°49'56"E	34.17'
L32	N51°31'25"W	26.13'
L33	N49°42'40"W	3.73'
L34	S40°17'20"W	39.30'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	24.05'	15.50'	88°55'07"	S 05°15'09"E~21.71'
C5	26.07'	15.50'	96°20'53"	N82°06'29"E~23.11'

VARIABLE WIDTH PRIVATE ACCESS EASEMENT (0.10 ACRE)

LINE	BEARING	DISTANCE
L35	N56°18'47"E	18.50'
L36	N56°15'08"E	33.00'
L37	N56°19'03"E	30.00'
L38	N57°33'42"E	31.96'
L39	N84°38'31"E	18.14'
L40	N63°47'03"E	16.78'
L41	S26°12'57"E	32.50'
L42	S26°12'57"E	18.56'
L43	S63°47'03"W	29.89'
L44	N26°14'56"W	20.29'
L45	S56°18'47"W	2.25'
L46	S56°18'47"W	82.00'
L47	S56°18'47"W	16.91'
L48	N33°41'13"W	23.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C6	2.70'	5.00'	30°53'03"	S 80°00'57"E~2.66'
C7	1.81'	5.00'	20°46'18"	N 74°10'12"E~1.80'
C8	25.99'	15.01'	99°12'52"	N 74°03'40"W~22.86'

FINAL PLAT
&
COLONY PARK SUBDIVISION PHASE ONE
5.80 ACRE TRACT
&
SAM RAYBURN DRIVE RIGHT OF WAY
0.98 ACRE TRACT

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:

CARRABBA INTERESTS
HIGHLAND INTERESTS
CARRABBA BROTHERS, INC.
4104 HIGHWAY 21 EAST
BRYAN, TEXAS 77802
(979) 778-8850

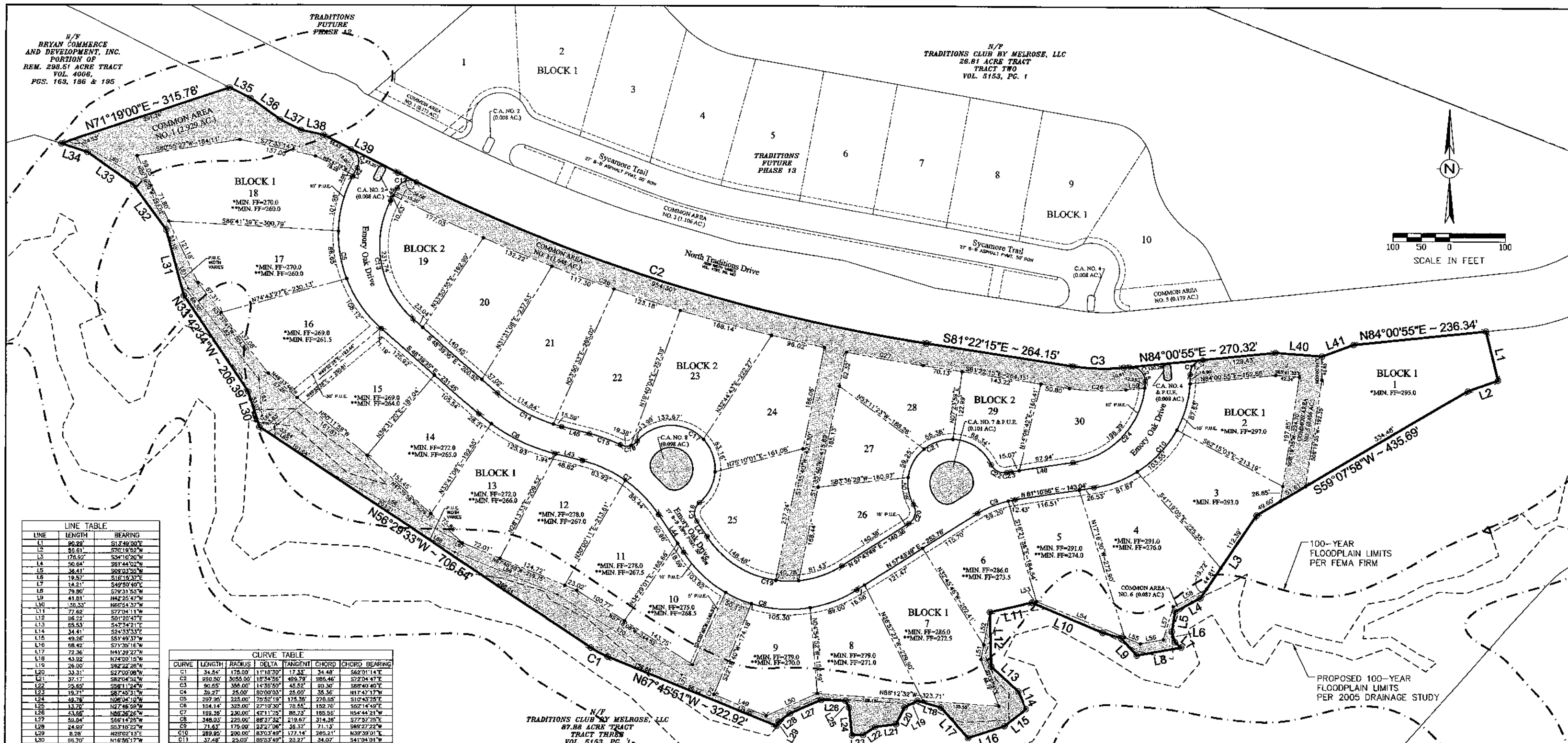
MICHAEL LOGAN
663 INTERSTATE 45 SOUTH
HUNTSVILLE, TEXAS 77340
(936) 295-3267

CITIBANK
201 SOUT TEXAS AVE.
BRYAN, TEXAS 77803
(979) 260-4350

SCALE: 1"=40' NOVEMBER, 2005
PAGE 1 OF 2
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects 92\041\John Austin A-2\Book\Greg\Logan Entertainment\Platting\Preliminary & Final Plat.dwg 12/7/2005 2:35:03 PM CST

FP05-30 #1



LINE TABLE		
LINE	LENGTH	BEARING
L1	90.29'	S13°49'00"E
L2	56.61'	S70°19'52"W
L3	176.92'	S34°10'20"W
L4	50.64'	S61°44'02"W
L5	38.41'	S09°03'55"W
L6	19.57'	S16°15'37"E
L7	14.21'	S49°50'40"E
L8	79.80'	S79°31'53"W
L9	41.81'	N42°25'47"W
L10	136.33'	N66°54'37"W
L11	77.62'	S77°04'11"W
L12	96.22'	S01°20'47"E
L13	65.53'	S47°34'21"E
L14	34.41'	S24°33'33"E
L15	49.26'	S51°49'37"W
L16	68.42'	S71°35'16"W
L17	72.36'	N41°39'27"W
L18	43.92'	N74°00'15"W
L19	26.00'	S62°22'26"W
L20	33.31'	S27°00'08"W
L21	37.17'	S82°04'52"W
L22	25.65'	S58°11'24"W
L23	19.71'	S87°45'31"W
L24	49.76'	N06°04'10"W
L25	13.70'	N27°46'59"W
L26	43.66'	N88°36'26"W
L27	59.84'	S66°14'26"W
L28	24.99'	S53°18'22"W
L29	8.28'	N28°02'13"E
L30	66.70'	N16°58'17"W
L31	121.39'	N15°02'56"W
L32	100.03'	N35°38'38"W
L33	99.98'	N54°06'33"W
L34	50.03'	N72°26'27"W
L35	41.11'	S62°47'19"E
L36	65.44'	S53°39'25"E
L37	41.03'	S62°47'19"E
L38	40.75'	S77°33'14"E
L39	148.63'	S62°47'19"E
L40	82.66'	S85°41'33"E
L41	59.65'	N69°40'53"E
L42	18.05'	N27°12'44"E
L43	50.77'	S75°50'04"E
L44	79.65'	S33°39'30"E
L45	25.82'	N27°12'44"E
L46	50.77'	S75°50'04"E
L47	32.45'	S33°38'39"E
L48	113.00'	N81°10'56"E
L49	99.60'	S67°44'38"E
L50	89.34'	N66°15'41"E
L51	26.15'	S10°31'45"W
L52	59.29'	S10°31'45"W
L53	8.40'	N77°04'11"E
L54	168.73'	S67°57'24"E
L55	29.89'	S67°57'24"E
L56	41.62'	N78°33'06"E
L57	81.06'	N16°08'10"E
L58	87.37'	N61°45'15"E
L59	33.51'	N84°00'55"E
L60	160.39'	N58°58'46"W
L61	59.14'	N26°19'30"W
L62	205.32'	N37°37'41"W
L63	85.36'	N04°59'12"W
L64	11.21'	N49°52'26"E
L65	18.12'	N04°59'12"W
L66	274.65'	N62°08'27"W
L67	5.29'	N67°48'58"W
L68	73.41'	N62°08'27"W
L69	198.79'	N67°48'58"W
L70	263.18'	N57°18'08"W
L71	20.23'	S24°20'40"W
L72	9.47'	S24°20'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	34.54'	175.00'	11°18'30"	17.33'	34.48'	S62°01'14"E
C2	990.80'	3055.00'	18°34'56"	499.79'	986.46'	S72°04'47"E
C3	90.55'	355.00'	14°36'50"	45.52'	90.30'	S88°40'40"E
C4	39.27'	25.00'	90°00'03"	25.00'	35.36'	N17°47'17"W
C5	297.95'	225.00'	75°52'19"	175.38'	276.65'	S10°43'25"E
C6	154.14'	325.00'	27°10'30"	78.55'	152.70'	S62°14'49"E
C7	169.36'	230.00'	42°11'25"	88.73'	165.56'	N54°44'21"W
C8	348.03'	225.00'	88°37'32"	219.67'	314.38'	S77°57'25"E
C9	71.63'	175.00'	23°27'06"	36.32'	71.13'	S89°27'22"W
C10	289.95'	200.00'	83°03'49"	177.14'	265.21'	N39°39'01"E
C11	37.48'	25.00'	85°53'49"	23.27'	34.07'	S41°04'01"W
C12	38.97'	25.00'	89°18'52"	24.70'	35.14'	S71°52'10"W
C13	231.74'	175.00'	75°52'19"	136.41'	215.17'	S10°43'25"E
C14	130.43'	275.00'	27°10'30"	66.47'	129.21'	S62°14'49"E
C15	58.25'	280.00'	11°55'12"	29.23'	58.15'	N69°52'28"W
C16	33.37'	25.00'	76°28'02"	19.70'	30.94'	N77°51'07"E
C17	258.78'	78.00'	190°05'27"	883.48'	155.40'	N45°20'10"W
C18	36.37'	25.00'	83°21'12"	22.26'	33.25'	S08°01'57"W
C19	270.69'	175.00'	88°37'32"	170.85'	244.50'	S77°57'25"E
C20	38.11'	25.00'	87°21'03"	23.87'	34.53'	N14°03'16"E
C21	251.06'	78.00'	184°25'13"	2021.11'	155.88'	S62°35'23"W
C22	32.98'	25.00'	75°32'36"	19.37'	30.63'	S62°58'19"E
C23	7.56'	225.00'	1°55'33"	3.78'	7.56'	S60°13'09"W
C24	210.62'	150.00'	80°27'10"	126.88'	193.74'	N40°57'21"E
C25	42.20'	25.00'	96°42'51"	28.12'	37.37'	N47°37'39"W
C26	100.75'	395.00'	14°36'50"	50.65'	100.48'	S88°40'40"E
C27	138.08'	3095.00'	2°33'22"	69.05'	138.07'	S80°05'34"E
C28	813.90'	3095.00'	15°04'02"	409.31'	811.55'	S70°32'26"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 28.432 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 4006, Page 163, and designated herein as The Traditions Subdivision, Phase 14, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

____
John Jordan, Vice President
Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _______________, 20____.

____
Notary Public in and for the State of Texas

Printed Name: ____________________
My Commission Expires: ____________________

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, ________________________, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of ____________, 20____, in the Official Records of Brazos County, Texas, in Volume ________, Page ________.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

____
County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, ________________________, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ________ day of ______________, 20____ and same was duly approved on the ________ day of ______________, 20____ by said Commission.

____
Chairman, Planning & Zoning Commission,
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _______________, 20___.

____
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _______________, 20____.

____
City Engineer, Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

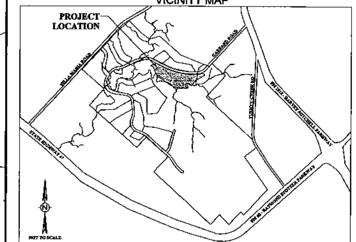
I, Brad Kerr, Registered Public Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

____
Brad Kerr, R.P.L.S. No. 4502

LEGEND

(heavy solid line)	PLAT BOUNDARY
(solid line)	ROW LINE
(dashed line)	PROPERTY LINE
(circled dot)	PROPERTY CORNER
(short-dashed line)	PUBLIC UTILITY EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
(dash-dot line)	100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)
(long-dashed line)	PROPOSED 100-YEAR FLOODPLAIN LINE (PER 2005 DRAINAGE STUDY)
*MIN. FF=284.0	MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER SERVICE
**MIN. FF=284.0	MINIMUM FINISHED FLOOR ELEVATION (3' ABOVE BASE FLOOD ELEVATION)

VICINITY MAP



NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.

2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).

3. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.

4. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.

5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.

6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.

7. OWNERSHIP OF THIS TRACT IS BY DEEDS, VOL. 4006, PG. 163, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 9 ON THE MASTER PLAN.

8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.

9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.

10. LOT 1, BLOCK 1 SHALL HAVE A CIRCULAR DRIVEWAY SO THAT VEHICLES LEAVING THE LOT WILL NOT HAVE TO BACK INTO NORTH TRADITIONS DRIVE.

FINAL PLAT
THE TRADITIONS SUBDIVISION
PHASE 14
28.432 ACRES

BLOCK 1, LOTS 1 THRU 18
BLOCK 2, LOTS 19 THRU 30

J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'
DECEMBER, 2005

Received
DEC 1 4 2005
Development ... Services

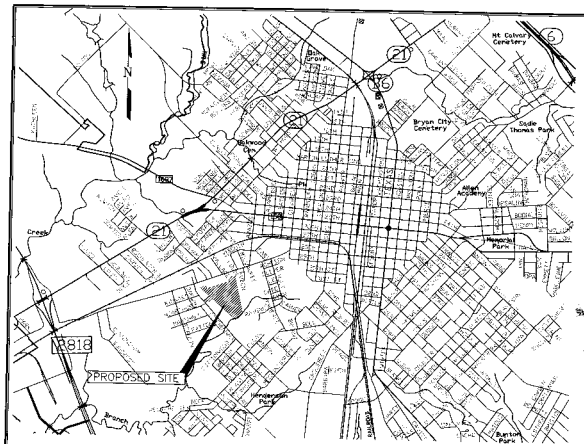
OWNER:
Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, Texas 77805
(979) 209-5119

DEVELOPER:
Bryan/Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

FP05-31 #1



VICINITY MAP

PROPERTY BOUNDARY
SET BACKS
EASEMENT LINES
CONSTRUCTION PHASE LINE
PROP. SAN. SEW. LINE
EXIST. SAN. SEW. LINE
W — PROP. WATER LINE (W.L.)
EXIST. WATER LINE (W.L.)
SW — PROP. STM. SEW. LINE
EXIST. CONT.
FIRE HYDRANT (FH)
SAN. SEW. MANHOLE (MH)
STM. SEW. MANHOLE OR CURB INLET OR JUNCTION BOX
SIDEWALK

GENRAL NOTES:
1. PAVED BUS LOADING/UNLOADING AREA (WIDENED) RIGHT OF WAY).
2. EASEMENTS FRONT - 20' P.U.E.
SIDE - 10' P.U.E. (5' ON EACH SIDE LOT)
REAR - 15' P.U.E. (7.5' ON EACH SIDE LOT)
3. LOCATE ALL PUBLIC UTILITIES WITH STREET ROWs, WHENEVER POSSIBLE.

ABBREVIATIONS:
R.O.W. - RIGHT OF WAY
P.U.E. - PUBLIC UTILITY EASEMENTS
PROP. - PROPOSED
EXIST. - EXISTING

N/T
B/CS HABITAT FOR HUMANITY INC.
CALLED 20.278 ACRES
5/15/180
ZONED SF-5

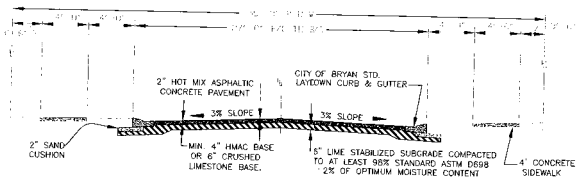
ZONING:
EXISTING: SF-5
PROPOSED: SF-5

LAND USAGE:
EXISTING: UNDEVELOPED WOODLAND
PROPOSED: SINGLE FAMILY RESIDENCE

OWNER/DEVELOPER:
Bryan/College Station
Habitat for Humanity, Inc.
119 Lake Street
Bryan, Texas 77801
Mrs. Patricia G. Burk
Telephone (979) 823-7200
Fax (979) 775-7412

CIVIL/SITE ENGINEER:
CSC Engineering & Environmental Consultants, Inc.
3407 Tabor Road
Bryan, Tx 77808
Telephone (979) 778-2810
Fax (979) 778-0520

SURVEYOR:
Kerr Surveying CO.
505 Church Street
College Station, Texas 77841
Telephone (979) 268-3195



1 TYPICAL CROSS SECTION OF SUBDIVISION STREET
NOT TO SCALE

WATERLINE WITHIN R.O.W.
W 28TH STREET
EXIST. R.O.W. PORTION TO REVERT TO SUBDIVISION
PROP. 15' P.U.E.
RESERVED COMMON AREA
CULVERT TYP.
ROADWAY TYP.
WEST 28TH STREET
50' R.O.W. TYP. SEE DETAIL 1
27' B.B. OF CURB TYP. SEE DETAIL 1
4' SIDEWALK TYP. SEE DETAIL 1
WATERLINE WITHIN R.O.W.
THOMPSON ST.
GRAHAM DR.
EXIST. JUNCTION BOX
PROP. T.S.I. P.U.E.
65' RADIUS TYP.
795.84'
N70°33'38"E
214.58'
N70°33'38"E
PROP. EMILIS COURT
PROP. MARIAN'S RUN
INITIAL PORTION OF WATERLINE TO BE CONSTRUCTED ON PHASE 1, REMAINDER IN PHASE 2
PHASE 1
PHASE 2
RESERVED COMMON AREA ONE WAY COMMUNITY BUS STOP
N49°20'14"E
233.28'
KINNARD AV.
PALASOTA DR.
COMMON AREA
PHASE 1
PHASE 2
S49°20'25"W
253.12'
PROP. SANTA'S GLEN
PROP. CELIA'S DREAM
PROP. THYRA'S SONG
EASTERN SANITARY SEWER COLLECTOR LINE TO BE CONSTRUCTED AS PART OF PHASE 1
EASTERN STORM WATER COLLECTOR LINE TO BE CONSTRUCTED AS PART OF PHASE 1
S17°44'00"E
WESTERN SANITARY SEWER COLLECTOR LINE TO BE CONSTRUCTED AS PART OF PHASE 1
WESTERN STORM WATER COLLECTOR LINE TO BE CONSTRUCTED AS PART OF PHASE 1
McARTHUR AV.
LIMITS OF PROJECTED FLOOD PLAIN
PROP. 15' P.U.E. FOR EXIST. SAN. SEWER TRUNK LINES
CAPS IN CURBING FOR DRAINAGE TYP.
DETENTION AND COMMON AREA
DETENTION BASIN OUTLET STRUCTURE
DETENTION BASIN OUTLET PIPE
DETENTION BASIN OUTLET STRUCTURE
DETENTION BASIN OUTLET PIPE
TO BE FILED BY SEPERATE INSTRUMENT
COTTONWOOD BRANCH
25' WIDE TRACT OWNED BY C.O.B. ASSUMED TO REVERT TO SUBDIVISION
30' PRIVATE DRAINAGE EASEMENT GIVEN BY B.I.S.D.
R40.00
N69°30'45"E
242.66'
N
80 0 80 FEET

DRAWING STATUS

REV.	DATE	DETAILS

THESE DRAWINGS ARE BEING SUBMITTED FOR:
☒ CITY REVIEW
☐ CONSTRUCTION
☐ PERMITTING
☐ RECORDING
☐ BIDDING
☐ FOR APPROVAL OF PRELIMINARY PLAT
☐ FOR APPROVAL OF FINAL PLAT
☐ FOR APPROVAL OF CONSTRUCTION PLANS
☐ FOR RECORDING
☐ FOR CONSTRUCTION

MASTER PRELIMINARY PLAN
ANGEL'S GATE SUBDIVISION
PHASES 1 & 2
B/CS HABITAT FOR HUMANITY
BRYAN, TEXAS

Engineering & Environmental Consultants, Inc.
C S C

SHEET TITLE:
MASTER PRELIMINARY PLAN

PROJ NO.: 104065-101
DRAWN BY: AEA
DATE: 12/07/05
SCALE: AS SHOWN
APPR: MFC

DRAWING:
MPP-1

DEC 14 2005